

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

May 10, 2017

Signature on File

TO: Katherine Good, Principal
Coconut Creek Elementary

FROM: Daniel Meyer, Project Manger
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
<hr/>	

On May 10, 2017, I conducted an assessment at **Coconut Creek Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all site based custodial issues have been appropriately addressed.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-4200.

DM:smn
Enc.

cc: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Broward Teachers Union
Federation of Public Employees
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Coconut Creek Elementary

Evaluation Date May 10, 2017

Time of Day 8:45 am

Outdoor Conditions Temperature 80.2 Relative Humidity 61.2 Ambient CO2 497

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
130	71.9	72 - 78	68.2	30% - 60%	1012	MAX 700 > Ambient	~17
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		1 Ceiling tile by AC
Walls	Drywall/Tackboard		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No		HVAC Return Grills Clean No
Walls Clean		Yes	Inside of Supply Duct Clean		N/A		Inside of Return Duct Clean No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		No	Exhaust Fans Working		Yes		Unapproved Chemicals / Cleaners in Room No
Signs of Pests		No	Drain Traps Wet		Yes		Air Fresheners in Room No
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Above Ceiling			Mechanical Room Clean N/A	
Filters Installed Properly		Yes	Filters Clean		No		Inside of HVAC Unit Clean No
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction N/A	
Pollutant Sources Near Air Intake			Not readily accessible ▼				

Observations

Teacher reports being sick for many months. Currently noticeably stuffy / nasal sounding. Strong VOC / paint odor in room and just outside adjacent hallway. Paint project was started 1 day prior and still out to dry. Bathroom vent is dirty/dusty. Area rug from FISH 130 observed in the main hallway, removed from room recently. Needs to be discarded. Teacher reports that when she brought kids to Science Rm (FISH 143) the science teacher had an allergic reaction and claimed it was from the kids. Multiple stained ceiling tiles, dusty supply registers, and adjacent tiles in adjacent hallway (008).

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated/horizontal surfaces	▼
Encourage occupant to reduce clutter	▼
Room too cluttered to clean properly	▼
Store items in plastic containers with lids	▼
Discard Area Rug	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace stained ceiling tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Clean HVAC coil and pan	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Coconut Creek Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="143"/>	<input type="text" value="73.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="69.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="576"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="0"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="6 Ceiling tiles near & around AC"/>	
Walls	<input type="text" value="Drywall/Tackboard"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="Yes"/>	HVAC Return Grills Clean	<input type="text" value="Yes"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="Yes"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="Yes"/>		
Room Surfaces Clean	<input type="text" value="Yes"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="Yes"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="Yes"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="Above Ceiling"/>		Mechanical Room Clean	<input type="text" value="N/A"/>	
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="No"/>	Inside of HVAC Unit Clean	<input type="text" value="No"/>
Condensate Pan Clean	<input type="text" value="N/A"/>	Cooling Coil Clean	<input type="text" value="N/A"/>		

Fresh Air Intake Location	<input type="text" value="Roof top"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="N/A"/>
Pollutant Sources Near Air Intake	<input type="text" value="Not readily accessible"/>		

Observations

IAQ PROTOCOL NOT COMPLETED PRIOR TO ARRIVAL.

Science Room, vacant at inspection. Lots of cardboard boxes, stuffed animals and other items stored in room. Stained rug rolled up inside room.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated/horizontal surfaces	▼
Encourage occupant to reduce clutter	▼
Room too cluttered to clean properly	▼
Discard Area Rug	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Remove and replace A/C Filters	▼

Corrective Actions to be Completed by PPO

Remove and replace stained ceiling tiles	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Clean HVAC coil and pan	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼